

**Van Buren County Brownfield Redevelopment Authority  
Regular Meeting Minutes  
December 12, 2018**

**Board of Commissioners Room, 2<sup>nd</sup> Floor Administration & Land Services Building,  
219 E Paw Paw St, Paw Paw MI 49079**

**1. Call to Order and Determination of Quorum**

At 3:32 pm, by Chairperson Lisa Phillips, with attendees/absentees/quorum status as follows:

**Board Members Present (9):** Chair Lisa Phillips, Vice-Chair Jan Petersen, Sarah Moyer-Cale, Gail Patterson-Gladney, Kate Hosier, Jeff Mills, Cynthia Compton, Zack Morris (arrived during Item #7a), Katie Strohauser; **Board Members Absent and Excused (0):**; **Board Vacancies: (0).** A quorum (8 of 9) is initially present, with Morris arriving during Item #7a.

**Others present:** Secretary-Treasurer Wayne Nelson, Environmental Consultant Erik Peterson, Applicant Andy Lawrence.

**2. Approval of Agenda**

Motion by Patterson-Gladney, supported by Hosier, to adopt the Chair's agenda as modified. Approved by a vote of 8-0.

**3. Approval of Minutes of Regular Meeting held November 14, 2018**

Motion by Patterson-Gladney, supported by Petersen, to approve the minutes of the Regular Meeting held November 14, 2018, as presented. Approved by a vote of 8-0.

**4. Public Comment—None**

**5. Correspondence—None**

**6. Secretary-Treasurer's Report--**Nelson reviewed his written report and presented the following invoices for approval:

<i>Amount</i>	<i>Vendor</i>	<i>Invoice#</i>	<i>Date</i>	<i>Purpose</i>
\$9,424.25	Envirologic	#05157	2018-12-10	72222 8th Ave; site assessment
90.00	Envirologic	#05158	2018-12-10	Community Outreach
<u>105.00</u>	Envirologic	#05159	2018-12-10	67901 Red Arrow; MDEQ app fee
<u>\$9,619.25</u>	Envirologic Sub-Total and Total of Invoices			

Motion by Petersen, supported by Compton, to approve payment of these invoices totaling \$9,619.25. Approved by a vote of 8-0.

**7. New Business—**

- a.** Erik Peterson introduced Andy Lawrence, who with his wife Janet, own and operate Henry's Heritage Winery (having a wholesale winery license) in Columbia Township. They have submitted an application for a parcel in Arlington Township at 35375 CR 215, where they plan to develop and operate a retail winery business. The presentation included a projection of likely eligible brownfield expenses and related items. Member Morris arrived during this presentation, increasing the quorum to 9 of 9.

Motion by Hosier, supported by Morris, to authorize Envirologic to perform an initial eligibility assessment of not to exceed \$400.00, and if determined eligible under the EPA Grant, to then proceed with a Phase I ESA, conditioned on the applicant submitted a signed Development

Agreement and paying the application fee. Approved by a vote of 9-0.

- b. Member Sarah Moyer-Cale, also the Paw Paw Village Manager, reported that there have been no inquiries of interest on the former Paw Paw Plating property owned by the Village.
- c. There was discussion about the 2019 Initial Meeting of the Board and any possible changes to the regular meeting schedule. By unanimous consent, the Secretary's prepared *2019 Annual Initial Meeting Notice* was adopted, setting the 2019 Initial Meeting for Wednesday, January 9, 2019, at 3:30 p.m., in the County Commissioners Room, 219 E Paw Paw St, Paw Paw MI 49079. The Secretary will cause the notice to be posted and published on the BRA's webpages.

## 8. EPA Grant—Updates

- a. **EPA Grant Status**—Peterson presented an updated report on the EPA Grant financial status and the continuing outreach program.
- b. **Marrone Michigan Manufacturing LLC**—This potential project, discussed at the September 12, 2018, meeting, remains pending with an application possible in the near future.
- c. **72222 8<sup>th</sup> Ave, South Haven**—The final invoice was approved, and the plan was at budget; final documentation is in progress.
- d. **67902 Red Arrow Highway, Hartford Township**—Peterson reported that he has filed a revised Grant and/or Loan Program application with the MDEQ.
- e. **05585 Blue Star Highway, South Haven Charter Township**-- The project owner remains undecided about project plans.

## 9. Current Brownfield Plans Update

- a. **Mattawan Commercial**—The developer continues to attempt to find a tenant for the project. The obsolete building on the site has been removed.
- b. **Paw Paw Brewing—Final Reports/Closeout**  
A review by the MDEQ staff will determine if additional documentation is required and has not yet been received.

## 10. Adjournment

There being no additional business, Chair Phillips adjourned the meeting at 4:25 pm.

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Wayne Nelson, Secretary-Treasurer  
Van Buren County Brownfield Redevelopment Authority

Acronyms used in BRA Minutes:

<b><i>Acronym</i></b>	<b><i>Type</i></b>	<b><i>Meaning</i></b>
BRA or VBCBRA	Agency	Van Buren County Brownfield Redevelopment Authority
EPA	Agency	U. S. Environmental Protection Agency
DEQ or MDEQ	Agency	Michigan Department of Environmental Quality
MEDC	Agency	Michigan Economic Development Corporation
VBC	Agency	Van Buren County
VBCBOC	Agency	Van Buren County Board of Commissioners
BEA	Environmental Term	Baseline Environmental Assessment
DDCC	Environmental Term	Documentation of Due Care Compliance
ESA	Environmental Term	Environmental Site Assessment (as in Phase II ESA)
QAPP	Environmental Term	Quality Assurance Project Plan